BUREAU OF

Statistics

Yukon Real Estate Survey
First Quarter 2006

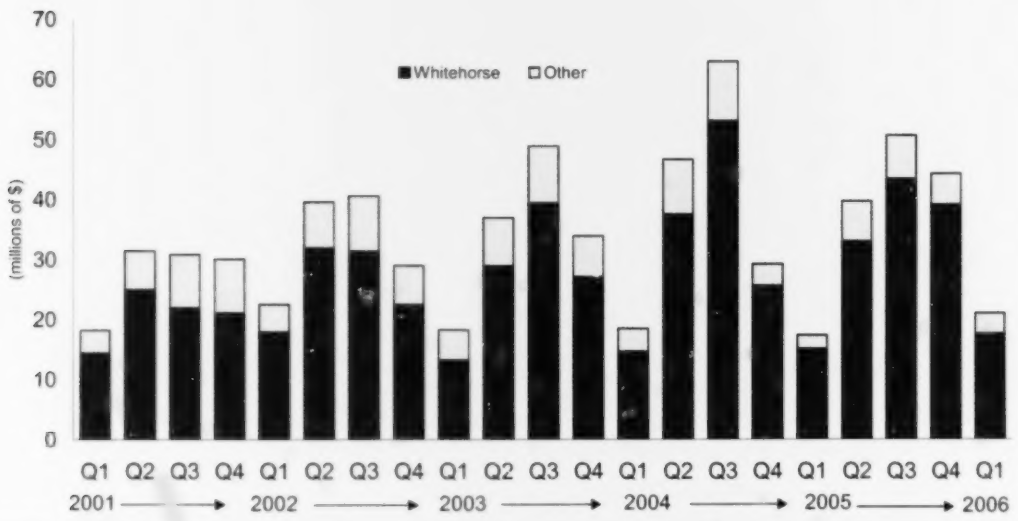
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2006	Q1	20,994.5	17,635.4	3,359.1
2005	Q4	44,387.3	39,178.4	5,208.9
	Q3	50,700.1	43,473.7	7,226.4
	Q2	39,735.9	33,098.3	6,637.6
	Q1	17,365.7	15,113.4	2,252.3

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the first quarter of 2006 increased by $3,628,800, or 20.9%, compared with the first quarter of 2005. The total value of real estate transactions in the first quarter of this year was $20,994,500, while the value of real estate transactions in the first quarter of 2005 was $17,365,700. On an annual basis, the value of real estate transactions in 2005 totalled $152,189,000. This is a decrease of $5,287,800, or 3.4%, from the 2004 record-high annual figure of $157,476,700.

In Whitehorse, the value of transactions increased 16.7%, comparing the first quarter of 2006 with the first quarter of 2005. In the rest of the Yukon the value of transactions increased by 49.1%.



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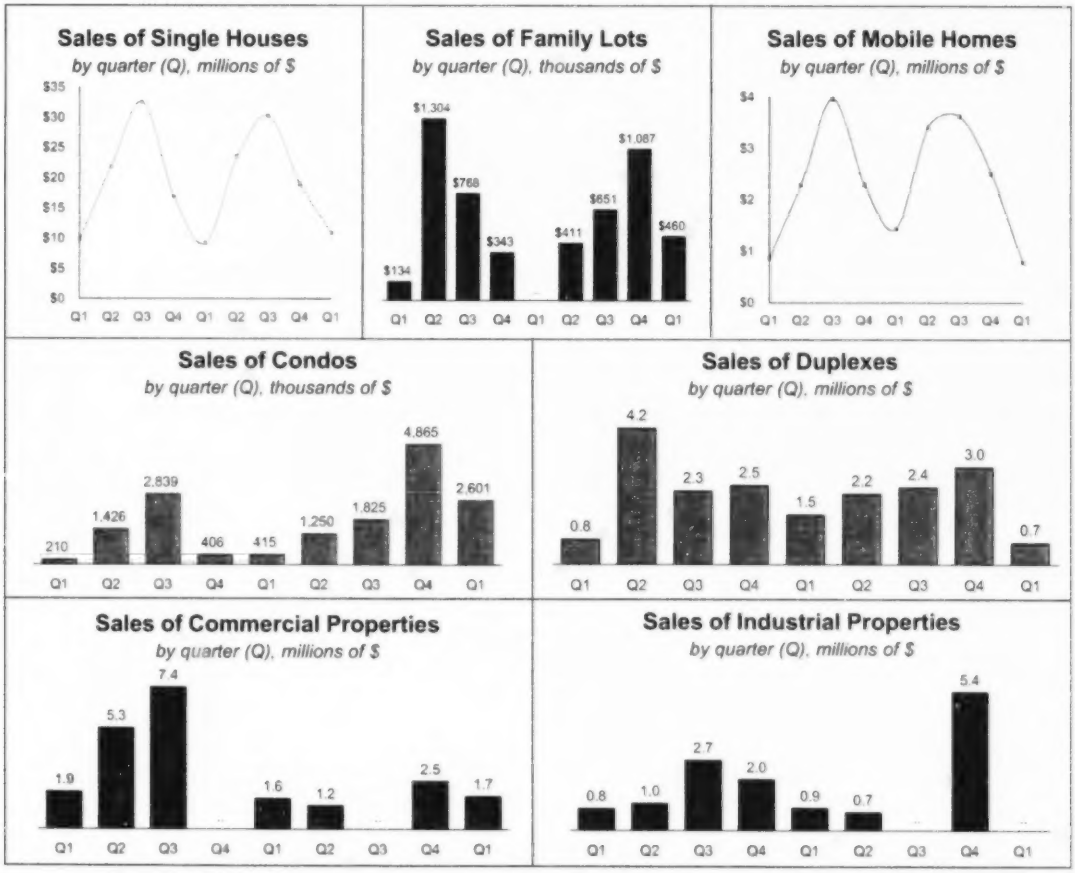
2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $2,522,000 or 16.7%, comparing the first quarter of 2005 ($15,113,400) to the first quarter of 2006 ($17,635,400).

		Total *	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2006	**Q1**	17,635.4	10,914.8	460.4	778.0	2,601.5	661.4	..	1,724.9	..
2005	**Q4**	39,178.4	18,986.4	1,086.9	2,510.0	4,865.5	3,027.2	..	2,507.0	5,352.2
	Q3	43,473.7	30,238.0	651.0	3,623.9	1,824.5	2,390.0	2,730.5	..	..
	Q2	33,098.3	23,576.5	410.8	3,406.4	1,249.5	2,195.3	..	1,213.3	688.0
	Q1	15,113.4	9,218.9	..	1,437.5	414.5	1,541.6	..	1,585.0	850.0
Number of Real Estate Transactions										
2006	**Q1**	92	50	8	6	16	4	..	5	..
2005	**Q4**	184	84	17	18	30	19	..	3	11
	Q3	212	133	12	28	13	18	4	..	..
	Q2	192	118	9	29	11	15	..	4	4
	Q1	81	47	..	12	4	11	..	3	3

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2004 to Q1 2006, *by type of transaction*



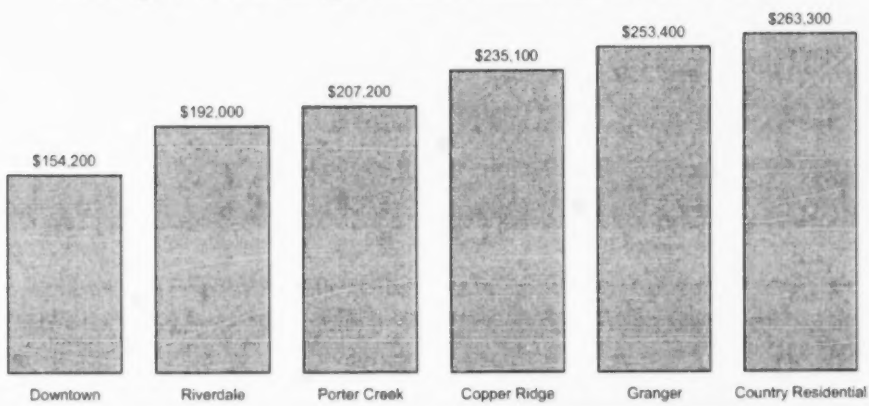
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						**($000)**					
2006	**Q1**	10,914.8	770.9	1,535.6	1,450.5	1,013.5	..	1,053.0	4,466.8	0.0	..
2005	**Q4**	18,986.4	1,416.0	1,846.9	3,362.6	1,786.0	958.7	1,280.2	6,830.0	0.0	1,506.0
	Q3	30,238.0	709.5	5,272.4	6,153.8	1,965.4	2,050.2	3,620.8	8,723.5	..	1,245.4
	Q2	23,576.5	400.0	5,130.0	3,124.8	553.0	971.4	2,911.0	10,190.9	..	..
	Q1	9,218.9	480.8	1,711.0	943.2	521.5	..	1,973.5	3,215.0	0.0	..
Number of Single House Sales											
2006	**Q1**	50	5	8	7	4	..	4	19	0	..
2005	**Q4**	84	8	8	16	7	5	5	28	0	7
	Q3	133	5	25	27	8	9	13	38	..	6
	Q2	118	3	30	17	3	4	14	45	..	..
	Q1	47	4	10	5	3	..	8	15	0	..
Average Price of Single Houses Sold						**($000)**					
2006	**Q1**	218.3	154.2	192.0	207.2	253.4	..	263.3	235.1	0.0	..
2005	**Q4**	226.0	177.0	230.9	210.2	255.1	191.7	256.0	243.9	0.0	215.1
	Q3	227.4	141.9	210.9	227.9	245.7	227.8	278.5	229.6	..	207.6
	Q2	199.8	133.3	171.0	183.8	184.3	242.9	207.9	226.5	..	..
	Q1	196.1	120.2	171.1	188.6	173.8	..	246.7	214.3	0.0	..

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

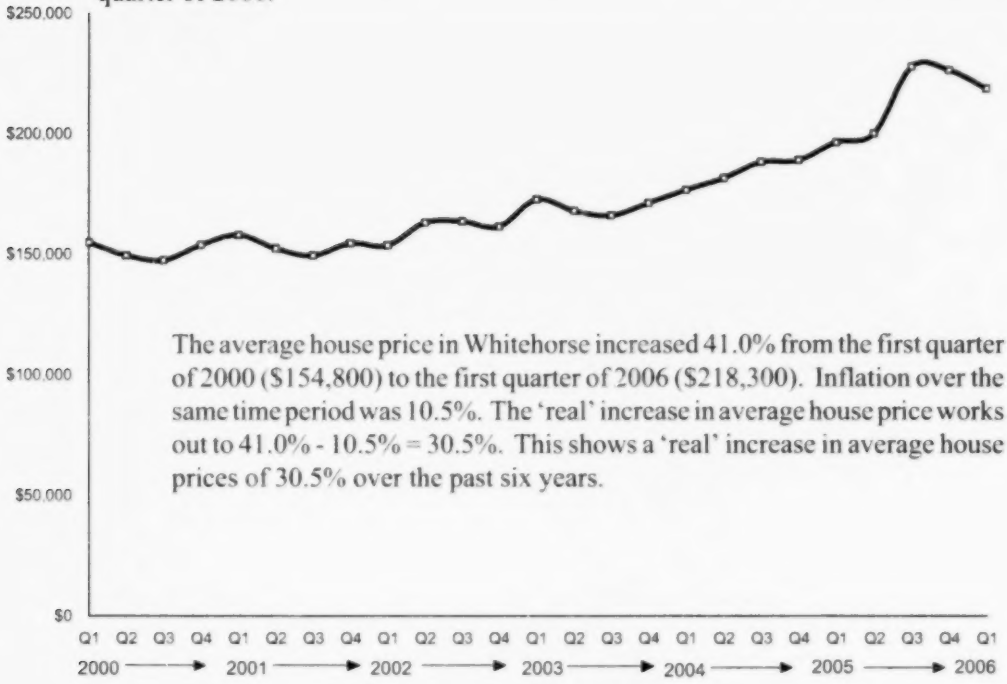
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $22,100 or 11.3%, comparing the first quarter of 2005 ($196,100) to the first quarter of 2006 ($218,300).
- A comparison of prices in the first quarter of 2005 with prices in the first quarter of 2006 shows that:
  - The average price of a house sold in Copper Ridge increased from $214,300 to $235,100, or 9.7%;
  - The average price of a house sold in Porter Creek increased from $188,600 to $207,200, or 9.8%;
  - The average price of a house sold in Riverdale increased from $171,100 to $192,000, or 12.2%;
  - The average price of a house sold downtown increased from $120,200 to $154,200, or 28.3%.

Average Price of Single Houses Sold, *First Quarter, 2006*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2000 to the first quarter of 2006.



The average house price in Whitehorse increased 41.0% from the first quarter of 2000 ($154,800) to the first quarter of 2006 ($218,300). Inflation over the same time period was 10.5%. The 'real' increase in average house price works out to 41.0% - 10.5% = 30.5%. This shows a 'real' increase in average house prices of 30.5% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those that do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse; and (4) Average house prices in Whitehorse over the past few years.

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